



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

PRIVATE MEMBERS CLUB (MELTHAM CONSERVATIVE CLUB)

2 STATION STREET, MELTHAM, HD9 5NN

196 m² (2,110 sq ft)



- Prominent centrally located premises
- Predominantly open plan ground floor space
- Suitable for cafe restaurant use (subject to planning and licensing)

0113 2348999

Location

The property fronts Station Street (B6107) opposite St Bartholomew's Parish Church. The property faces Market Place (B618) and is diagonally opposite Greens End Road.

Adjoining occupiers include the Hair Agency and the Victoria Park free house. Adjacent occupiers include the Quirky Corner restaurant.

Description

The property comprises a former school dating from 1823 constructed with stone walls and stone slate roof and more recently used as the Meltham Conservative Club.

The property has been fitted out as a bar and lounge with full size snooker table area together with toilet facilities, offices and kitchen.

Accommodation

Ground floor, bar lounge and games area	126m ² (1,352 sq ft)
Lower ground floor office	11m ² (120 sq ft)
Lower ground floor kitchen	12m ² (125 sq ft)
Lower ground floor beer store	11m ² (114 sq ft)
Lower ground floor beer cellar	37m ² (398 sq ft)

Total – 196m² (2,110 sq ft)

The bar area has a suspended ceiling, central heating radiators and carpeting throughout. There is a WC at ground floor level and then stairs down to ladies and gents toilet facilities, kitchen and office. Behind the bar area there is a hatch with stairs down to the beer cellar and store. The former entrance vestibule to the premises is currently a small store.

None of the fixtures, fittings or services have been tested and we are unable to verify their functionality.

Rating

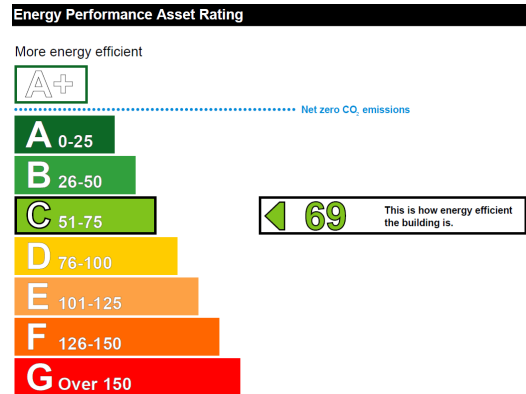
We understand from the valuation office website the property is rated as club and premises with a rateable value of £3,550.

The National Uniform Business Rate for 2012/13 is 45.8p in the £, ignoring transitional phasing relief and allowances to small businesses. Businesses with assessment at and below £17,999 benefit from relief

and their National Uniform Business Rate for 2012/13 is 45.0p.

Prospective tenants and purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees Metropolitan District Council Tel: 01484 221000.

Energy Performance Certificate



Price

Offers in excess of £130,000 are invited for the freehold.

VAT

All prices are quoted exclusive of VAT.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Richard Barker
Alec Michael

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Our Ref: 1474/A/RB
September 2012

Subject to Contract



Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.